

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
MINUTES  
July 19, 2016

**Members Present:** E. Geiger, M. Castell, T. Macdonald, A. Hughes, D. Reilly, R. Gadsden, C. Greene, A. Hughes  
**Staff Present:** D. Keating

The meeting was called to order at 8:00 PM. It was also publicly televised on Channel 79.

**ARB #16-2016**

**Parklands Assisted Living**

**1 Parklands Drive, DOR-1 Zone**

**Façade review for proposed building**

Application submitted by Bob Gillon, property owner, and presented by Craig Flaherty, Project Manager, and Peter Schmidt, Principal Architect of EGA.

Overall the concept was supported, including the scale, materials and color palette. The building will be shingle style and contain a Hardie materials' combination of shingle, clapboard, and trim in taupe, grays and white. The base of the structure will be an insulation backed EnduraMax stone in variations of grays laid in a mixed key pattern. The roof will be a "weathered wood" shingle with the entry portico and primary level bay awnings made of "slate gray" metal roofing.

The Board made a few recommendations for the building's northern façade, the monument sign, the proposed window scaling, and lighting. The scaling on the building's main northern front alone was challenging as stated with the need for an oversized portico (to fit for fire truck access). The Board requested to view an alternate option where the first and second story floor divider trim be raised off the first floor upper window sills and run in line with the roof/gutter line of the first floor bay roof. We also requested to see the rock pattern from the column bases and basement level run along the lower trim of the building up to the lower windowsills. The Board unanimously supported the decorative under-roof trim work but found it somewhat heavy and repetitious when it came to the northern facade of the building and are curious to see possible alternate renderings. The windows are a 7' high paradigm vinyl window and transom combination with contour muntin. We asked they confirm that the primary windows' upper trim where the transom is met be kept a consistent depth with the grills as depicted on the schematics. Lastly, the lighting selection seemed somewhat unresolved and the Board requested that whatever the selection, it be consistent in material and style for the entire site. There was partiality toward a simple and clean fixture.

In regard to the signage, windows and lighting, the Board suggested the monument ground sign be constructed of wood as opposed to the stone currently proposed to look less 'headstone' like; and would like "An LCB Senior Living Community" removed from the sign itself. This sign will be no larger than 5'6" long and 3' high, with a maximum height of 4' from the ground.

The Board requested that an additional rendering(s) incorporate the above comments and suggestions. The modifications will be reviewed at the September meeting.

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**ARB #17-2016**

**Runner's Roost**

**25 Old Kings Hwy North, Goodwives Shopping Center, CBD Zone.**

**Proposed Signage**

Application was submitted and presented by Catherine Solus, Manager of the Runner's Roost.

They are creating one large wall sign mounted to the front of the building's large white signage block constructed into the structure. The face of the sign will be finished with raised acrylic lettering mounted on studs to a white wood backing. The signature rooster icon and company name will be done in both their PMS blue and yellow. The letters will be no larger than 9.75" high and 103.65" in length. The rooster icon will scale slightly larger at 15" tall by 29.2" wide, which is larger than our recommended sizing, but we unanimously felt it complimented the sign and neighboring signs as proposed. Two window decal strips 12" in height of the same company colors were also approved to run along the top and bottom of the window trim.

An additional blade sign was discussed but not included in the application and will therefore need to be reviewed at a later time. We agreed on the importance for this final piece of signage so patrons can identify the store when walking under the building's extended roof. Due to the summer break we recommended their emailing the final selection to the board for review. We suggested referencing some of the blade signs recently designed for the downtown Grove Street complex and surrounding buildings. We can assume the proposed sign will once again be constructed with their company colors and logo, and will meet guidelines for size and scale.

The Board issued a favorable report.

**ARB #18-2016**

**The Bar Method**

**800 Boston Post Road, CBD Zone**

**Proposed Replacement Awnings and Awning Signage**

Application was submitted by Anna Trepanier and presented by both Anna and Lauren Meehan, owners of The Bar Method Darien.

This visit was the second of two, where in the previous month they had come to request wall signage and lighting that was unanimously approved. They will now be replacing the six existing blue awnings with six black awnings made of sunbrella fabric. On two of the awning they will apply their company logo in white vinyl lettering 7" high by 30" long. As previously discussed in our June meeting, the need for eastern-facing signage for south-bound patrons seemed like a logical

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addition and we were pleased they were able to receive a variance from the Zoning Board of Appeals.

The Board issued a favorable report.

**ARB #19-2016**

**Jennifer's Kitchen**

**284 Tokeneke Rd., NB Zone**

**Proposed Wall Sign**

Application was submitted by Russ Warm, owner of Jennifer's Kitchen, and presented by Andrew Downing, Business Manager.

The originally proposed sign 12"x144" in size was changed in meeting to be more reflective of the neighboring 'White Bridge Wines' sign. Those changes included altering the shape from a rectangle to the 'ship undercarriage' shape of your neighboring sign. We also spoke about removing "@ WHITE BRIDGE" from the copy to allow the remaining letters to be larger in size and weight, and therefore proportional with the neighboring sign as well. It was also agreed that the letters could be painted in black verse carved into the wood itself and painted. The Board appreciated their effort to match the neighboring businesses' signage for building conformity sake, but stressed the importance of finding an exact match when it comes to font selection and weight. Otherwise it was suggested they choose a font, size and weight completely different to distinguish themselves. Further discussion circled an expressed interest in utilizing and maintaining the green space adjacent to the building, which will be a matter for the Park's Department and/or Public Works Department.

The Board issued a favorable report.

**DISCUSSION OF ARB PROCEDURE**

David Keating informed us that as an advisory board we should not be providing approval status for applications. Moving forward we issue 'favorable' and 'unfavorable' reports. It was also discussed that we would implement a combination of unanimous consensus and formalized voting as our method for deciding upon an application, done in front of the applicant(s) before they leave. The decision to request a formal vote verse going directly to issuing a favorable/unfavorable report will be judged and issued by the Chairman, based on the informal consensus vocalized by the Board throughout the applicants proposal. There was also discussion about changing who we address our report letters to, and while it was suggested we begin issuing our reports directly to Susan Cameron, Chairman of Planning & Zoning, the chairman decided we hold off at this time, feeling that it would

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strip the ARB of further influence by deferring our reports to P&Z. In addition there have been a number of changes since the departure of Susan Lawrence and feel we should hold off on any additional changes for now if possible. Further conversations on the topic will be discussed in our fall session.

**OTHER BUSINESS**

Due to summer holiday there is no August meeting and our next meeting will be scheduled for September 20<sup>th</sup>. An updated list of minute taking was distributed and also attached to these minutes. It was reiterated that anyone unable to stenograph on their dedicated month is responsible for finding their own replacement.

**APPROVAL OF MINUTES**

Minutes from June's meeting were unanimously approved.

The meeting was adjourned at 10:00PM.

Respectfully submitted,

*Elizabeth Geiger*  
Chairman

*S:WINWORD/ARB/2016ALM*